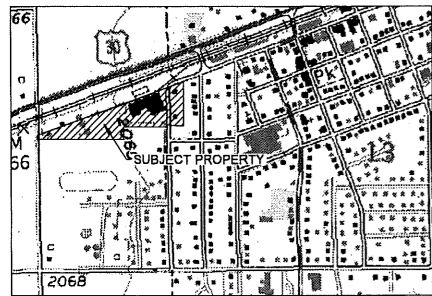
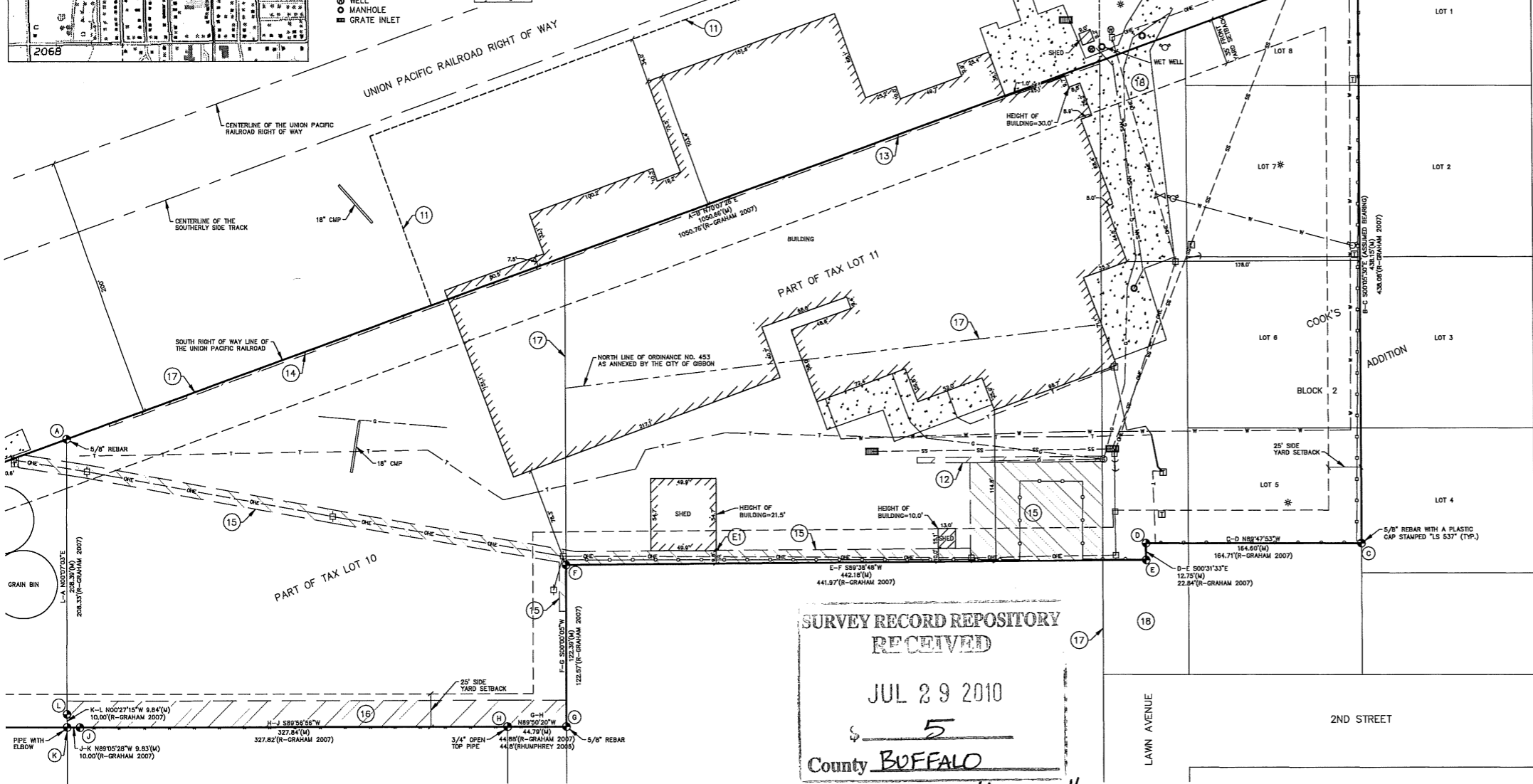


## VICINITY MAP

## LEGEND OF SYMBOLS:



- MONUMENT FOUND  
MONUMENT SET  
TEMPORARY POINT  
MEASURED DISTANCE  
RECORDED DISTANCE  
PLATTED DISTANCE  
TELEPHONE PEDESTAL  
ELECTRICAL PEDESTAL  
POWER POLE  
GUY WIRE  
LIGHT POLE  
FIRE HYDRANT  
WATER VALVE  
WATER METER  
WELL  
MANHOLE  
GRATE INLET
- PROPERTY LINE  
LEASE PROPERTY LINE  
SETBACK LINE  
OVERHEAD ELECTRIC  
UNDERGROUND GAS  
UNDERGROUND TELEPHONE  
UNDERGROUND SANITARY  
UNDERGROUND STORM SEWER  
UNDERGROUND WATER  
CHAIN LINK FENCE  
WOOD FENCE  
EASEMENT AREA  
CONCRETE SURFACE



## SCHEDULE B-2 EASEMENT NOTES

## ZONING INFORMATION

Zoning District: I-2 Heavy Industrial

Setbacks:

Front Yard: 35 feet  
Side Yard: 25 feet  
Rear Yard: 25 feet

Maximum Building Height permitted: 50 feet

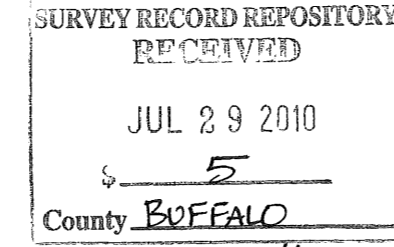
Existing Square Footage of building(s): No Requirements  
Floor Space Area Restrictions: No Requirements

Zoning Source: City of Gibbon Zoning Regulations

## LAND AREA:

8.72 Acres or 379,884 Square Feet

11. Right of way Lease between Union Pacific Railroad Company, Lessor and Nebraska Turkey Growers Association, a Nebraska Corporation, Lessee, recorded April 5, 1957 in Book 32, Page 297, records of Buffalo County, Nebraska. Affects the property and is shown hereon.
12. Terms and conditions of Easements for electric lines to Consumers Public Power District, its lessees, successors and assigns, recorded August 9, 1957 in Book 32, page 506; and recorded July 10, 1963 in Book 44, Page 7, records of Buffalo County, Nebraska. Affects the property and is shown hereon.
13. Terms and conditions of Easement for pole line recorded August 7, 1973, as Instrument #73-1038 to Village of Gibbon, its lessees, successors and assigns, records of Buffalo County, Nebraska. Affects the property and is shown hereon.
14. Terms and conditions of Easement for pole line recorded August 7, 1973, as Instrument #73-1039 to Nebraska Public Power District, its lessees, successors and assigns, records of Buffalo County, Nebraska. Affects the property and is shown hereon. Affects the property and is shown hereon.
15. Terms and conditions of Overhead Right of Way Easement for electrical service recorded April 16, 1990, as Instrument #90-2916 to The Village of Gibbon and Nebraska Public Power District, records of Buffalo County, Nebraska. Affects the property and is shown hereon.
16. Terms and conditions of Easement for water main recorded May 28, 1999, as Instrument #1999-4422 to City of Gibbon, its successors and assigns, records of Buffalo County, Nebraska. Affects the property and is shown hereon.
17. Ordinance No. 453 recorded July 18, 1996, as Instrument #96-4901 and Ordinance No. 459 recorded September 24, 1996 as Instrument #96-6419 for annexation, records of Buffalo County, Nebraska. Affects the property and is shown hereon.
18. Ordinance No. 527, recorded May 10, 2005, as Instrument #2005-3940 creating vacation of Lawn Avenue and reserving an easement thereon, records of Buffalo County, Nebraska. Affects the property and is shown hereon.



## GENERAL SURVEY NOTES:

1. The Basis of Bearings for this survey is: S00°05'30"E as the east line of Lots 5, 6, 7, and 8, Cook's Addition, as evidenced by monuments found.
2. Utility Note: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

## LIST OF POSSIBLE ENCROACHMENTS:

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

- E1. Shed encroaches into the NPPD Overhead Right of Way Easement by 0.2 feet.
- E2. Building encroaches into the Union Pacific Right of Way by 1.8 feet.
- E3. Building encroaches into the Union Pacific Right of Way by 35.4 feet.
- E4. Outdoor grain storage structure encroaches into subject property by 73.6 feet.

## SURVEYOR'S CERTIFICATE

Field Survey completed on December 11, 2009.

This survey is made for the benefit of: CoBank-Farm Credit Holdings, LLC

Old Republic National Title Insurance Company, Advantage Title Services, LLC Title No. G106970, CoBank ACB, Nebraska Turkey Growers Cooperative, Gibbon Meat Packing Facility, LLC, CoBank-Farm Credit Holdings, LLC and their respective successors and assigns

I, Thomas L. Krueger, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described hereon:

Parcel 1: Lot Five (5), EXCEPT the South One Hundred (100) feet thereof; and Lots Six (6), Seven (7) and Eight (8), Block Two (2), in Cook's Addition to the City of Gibbon, Buffalo County, Nebraska.

Parcel 2: Part of the Southwest Quarter (SW1/4) of Section 13, Township 9 North, Range 14 West of the 6th P.M., in Buffalo County, Nebraska, more particularly described as follows: The northerly parts of Lots 10 and 11, beginning at the point of intersection of the West side of Lawn Avenue in Cook's Addition to Gibbon, Nebraska, and the right-of-way of the Union Pacific Railroad Company, said point also being the Northeast corner of said Tax Lot 11; thence South along the said West side of Lawn Avenue 300 feet; thence Westerly at right angles 828.0 feet; thence North 5.6 feet to the Union Pacific Railroad Company right-of-way; thence Northeasterly along the said South boundary of the Union Pacific Railroad Company right-of-way to the point of beginning.

Parcel 3: A certain tract of land in the Southwest Quarter (SW1/4) of Section 13, Township 9 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Beginning at a point 7.6 feet South of the Northwest corner of the South Half of the Southwest Quarter of Section 13, Township 9 North, Range 14 West of the 6th P.M., and running South on the Section line 27.3 feet; thence East at an angle from the North 89° 53' 11/2" for 910 feet to the West line of Tax Lot 11; thence North along the West line of Tax Lot 11 for 206 feet; thence Westerly at an angle of 90° 54' for 418.8 feet; thence North 5.7 feet to the South side of the Union Pacific right-of-way; thence Southerly along the South boundary of the Railroad right-of-way 522.2 feet to the West section line and place of beginning.

Parcel 4: A tract of land being part of Tax Lot 11 located in the West Half of the Southwest Quarter of Section 13, Township 9 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Tax Lot 11; thence Southerly on the East line of Tax Lot 11 and the West line of Lawn Avenue, a street in the Village of Gibbon, Nebraska, a distance of 300.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Southerly on the afore described course a distance of 4.0 feet; thence with a deflection to the right of 90° 14' and in a Westerly direction a distance of 100.0 feet; thence Northerly parallel with the East line of Tax Lot 11, a distance of 4.0 feet; thence Easterly a distance of 100.0 feet to the place of beginning.

Parcel 5: A tract of land being part of Tax Lot 11 located in the West Half of the Southwest Quarter of Section 13, Township 9 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Tax Lot 11; thence Southerly on the East line of Tax Lot 11 and the West line of Lawn Avenue, a street in the Village of Gibbon, Nebraska, a distance of 300.0 feet; thence with a deflection angle to the right of 90° 14' and in a Westerly direction a distance of 140.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing Westerly on the afore described course a distance of 269.5 feet to a point on the West line of Tax Lot 11; thence Southerly on the West line of said Tax Lot 11 a distance of 79.0 feet; thence left 89° 50' a distance of 269.5 feet to a point, said point being 140.0 feet West of the East line of said Tax Lot 11; thence Northerly parallel with and 140.0 feet Westerly of the East line of said Tax Lot 11 a distance of 79.0 feet to the place of beginning.

Parcel 6: A tract of land being part of Tax Lot 11 located in the West Half of the Southwest Quarter of Section 13, Township 9 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Referring to the Northeast corner of said Tax Lot 11; thence Southerly on the East line of Tax Lot 11 and the West line of Lawn Avenue, a street in the Village of Gibbon, Nebraska, a distance of 300.0 feet; thence with a deflection angle to the right of 90° 14' a distance of 100.0 feet to the ACTUAL PLACE OF BEGINNING; thence continuing West on the afore described course a distance of 40.0 feet; thence Southerly parallel with the East line of said Tax Lot 11, a distance of 79.0 feet; thence left 89° 46', a distance of 40.0 feet; thence left 90° 14' and parallel with the East line of Tax Lot 11, a distance of 79.0 feet to the place of beginning.

Parcel 7: A tract of land located in the Northwest Quarter of the Southwest Quarter of Section 13, Township 9 North, Range 14 West of the 6th P.M., also known as being located in Tax Lot No. Eleven (11) In said Section 13, and being more particularly described as follows, to-wit: Beginning at a point on the east line of said Tax Lot 11, 304 feet south of the northeast corner of said Tax Lot 11; thence west 100 feet parallel to the south line of said Tax Lot 11; running thence south 75 feet parallel to the east line of said Tax Lot 11; running thence east 100 feet and parallel to the said south line of said Tax Lot 11, to a point on said east line of said Tax Lot 11, and running thence north along said east line, 75 feet, to the point beginning, EXCEPT Nebraska Public Power District reserves unto itself and its successors and assigns, a permanent right of ingress and egress across the south 10 feet of said Tax Lot 11, to construct, operate, inspect, repair, maintain, replace and remove an electric line.

Parcel 8: All of Mortgagor's right, title and interest, in, to or under, any and all leases, leaseholds and leased premises relating to the following described tracts of land, whether now owned or hereafter acquired, and all of Mortgagor's title which it may hereafter acquire in said tracts of land which is presently owned by the Union Pacific Railroad Company, and which is leased to Mortgagor, located in Buffalo County, Nebraska; and together with all structures, buildings, improvements, facilities, additions, fixtures, and equipment presently or hereafter used in connection therewith. Commencing at the point of intersection of the West line of Lawn Avenue in Cook's Addition to Gibbon, and the Right-of-way of the Union Pacific Railroad Company, and running thence in a Southerly direction along the Southerly boundary line of said right-of-way for a distance of 542 feet, more or less; thence Northeasterly to a point 8.5 feet South of said railroad company's most Southerly side track; thence in an Easterly direction parallel to and 8.5 feet South of said railroad company's most Southerly side track; thence in an Easterly direction parallel to and 8.5 feet South of said railroad company's most Southerly side track to its point of intersection with the West line of Lawn Avenue extended; thence Southwesterly along the West line of Lawn Avenue extended to the point of beginning.

AND ALSO  
Beginning at a point on the Western boundary of Lawn Avenue extended in the Town of Gibbon, Nebraska, which point is 79.1 feet Southerly at right angles from the centerline of the Union Pacific Railroad Company's Southern main line track; thence Westerly parallel to and 79.1 feet Southerly of said main track centerline for a distance of 390 feet; thence Southerly at right angles 96.5 feet; thence Easterly at right angles 151.9 feet on a line parallel to and 8.5 feet North of the railroad spur track; thence North along a curved line Easterly parallel to and 8.5 feet North of said spur track to the Western boundary of Lawn Avenue extended; thence North along the Western boundary of Lawn Avenue extended to the point of beginning.

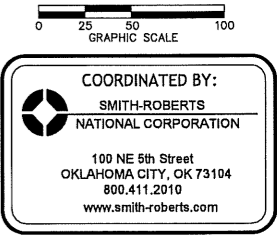
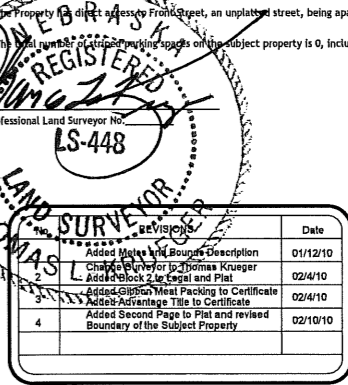
- This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 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971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Nebraska.
- The property described hereon is the same as the property described in Old Republic National Title Insurance Company Commitment No. G106970, with an effective date of September 24, 2009, at 8:00am and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located outside an area having a Zone Designation A by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 310419 00118, with a date of Identification of April 1, 1990, for Community No. 310419, in Buffalo County, State of Nebraska, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The property is located in the City of Gibbon, Nebraska, being apart of the Union Pacific Railroad Right of Way and Gibbon Road.

The property is located in the City of Gibbon, Nebraska, being apart of the Union Pacific Railroad Right of Way and Gibbon Road.

## METES AND BOUNDS DESCRIPTION:

A parcel of land located Lots 5, 6, 7, and 8, Block 2, Cook's Addition to the City of Gibbon, Buffalo County, Nebraska and the adjacent vacated Lawn Avenue and a part of Tax Lots 10 and 11 located in the Southwest Quarter of Section 13, Township 9 North, Range 14 West of the Sixth P.M., Buffalo County, Nebraska, being described as follows: Beginning at the Northeast Corner of Lot 8, Block 2, Cook's Addition to the City of Gibbon, Nebraska; thence S00°05'30"E (assumed bearing) on the east line of Lots 5, 6, 7, and 8, Block 2 of said Cook's Addition, a distance of 438.15 feet; thence N89°47'53"W on the north line of the south 100 feet of said Lot 5 and its westerly extension, a distance of 164.60 feet to the centerline of vacated Lawn Avenue; thence S00°31'33"E on said centerline, a distance of 12.75 feet; thence S89°38'48"W, a distance of 442.18 feet to the east line of Tax Lot 10; thence S00°00'05"W on said east line, a distance of 122.39 feet; thence N89°50'20"W, a distance of 44.79 feet; thence S89°56'56"W, a distance of 327.84 feet; thence N89°05'28"W, a distance of 9.83 feet; thence S89°58'58"W, a distance of 528.27 feet to the west line of the southwest quarter of Section 13; thence N00°06'03"E on said west line, a distance of 27.30 feet to the south right of way line of the Union Pacific Railroad; thence N70°07'27"E on said south right of way line, a distance of 562.05 feet; thence N70°07'26"E on said south right of way line, a distance of 1050.66 feet to the point of beginning, containing 8.72 acres, more or less.

Ph: 308.381.7428 308 West 3rd Street Grand Island, Nebraska 68801



## ALTA/ACSM LAND TITLE SURVEY

NEBRASKA TURKEY GROWERS COOPERATIVE  
12 LAWN AVENUE  
CITY OF GIBBON, BUFFALO COUNTY, NEBRASKA

Date: 02/10/10

Sheet No. 1 of 2